

## EXHIBIT "A"

That portion of the Grantor's property that is described in the following **PROPERTY DESCRIPTION** located in the Southeast quarter of the Southeast quarter (SE¼SE¼) of Section 3, Township 16 North, Range 2 West, Gila and Salt River Meridian, Yavapai County, Arizona, lying northerly of and easterly of the following described **EXISTING RIGHT OF WAY LINE**:

### **PROPERTY DESCRIPTION:**

All that portion of the Southeast quarter of the Southeast quarter (SE¼SE¼) of Section 3, Township 16 North, Range 2 West, Gila and Salt River Meridian, Yavapai County, Arizona, lying East of State Route 89.

EXCEPT the East 1102.00 feet and the North 1034.10 feet thereof.

### **EXISTING RIGHT OF WAY LINE DESCRIPTION:**

Commencing at a 3½ inch brass cap stamped "TOWN OF CHINO VALLEY RLS 13190" marking the Southeast corner of said Section 3, being South 89°41'19" East 2641.26 feet from a 3½ inch brass cap in concrete stamped "TOWN OF CHINO VALLEY T16N R2W ¼ 3 10 1997 RLS 13190" marking the South quarter corner of said Section 3;

thence along the South line of said Section 3 North 89°41'19" West 903.68 feet;

thence North 00°18'41" East 25.00 feet to the existing northerly right of way line of Road 4 North;

thence along said existing northerly right of way line of Road 4 North, North 82°38'09" West 44.31 feet;

thence continuing along said exiting northerly right of way line of Road 4 North, North 81°43'20" West 155.17 feet to the POINT OF BEGINNING;

thence continuing along said exiting northerly right of way line of Road 4 North, North 83°56'22" West 34.59 feet to Point "A" for later identification;

thence continuing along said exiting northerly right of way line of Road 4 North, North 65°33'33" West 116.17 feet to the existing easterly right of way line of State Route 89 (PRESCOTT-ASH FORK HIGHWAY);

(continued)

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thence along said existing easterly right of way line of State Route 89, North 06°15'26" East 300 feet to the POINT OF ENDING, said existing easterly right of way line being parallel with and 100.00 feet easterly of the existing right of way centerline of said State Route 89.

There shall be no right or easement of access to, from or between the parcel of land described above and State Route 89 or to Road 4 North, provided however, limited access of "Right In and Right Out Only" traffic movement shall be permitted to Road 4 North easterly of the above described Point "A".

The Access Control provisions set forth above shall be a covenant running with the land and shall be binding upon, and shall inure to the benefit of the State of Arizona, the landowners and their respective successors and assigns with respect to the property. The Access Control provisions shall also remain enforceable by the State of Arizona even if all or part of any roadway is abandoned to a local jurisdiction.

GRANTOR RESERVES unto the public and various utility companies, easements for existing utilities, if any, within the above described property, in accordance with Arizona Revised Statute 28-7210. Access to the existing utilities will be by way of what exists at the time of this conveyance and shall be the responsibility of the Grantee herein and of the public or utility companies to show where that access is located.

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